

**SYMBOL LEGEND**

- - - - - FEMA LIMITS (PER NFHL DATA)
- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	N 47°18'04" W	60.00'
L2	N 47°18'04" W	388.06'
L3	S 80°55'59" E	40.53'
L4	S 69°04'23" E	33.40'
L5	S 80°03'02" E	11.32'
L6	S 47°18'04" E	350.92'

GEORGE M. MCCORMICK, III AND  
JENNIFER C. MCCORMICK  
CALLED 319.78 ACRES  
VOL. 713, PG. 663  
O.R.C.C.T.

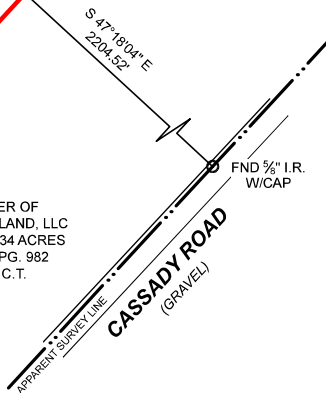
REMAINDER OF  
HAWTHORNE LAND, LLC  
CALLED 317.534 ACRES  
VOL. 1121, PG. 982  
O.P.R.C.C.T.

**ZONE "A"**

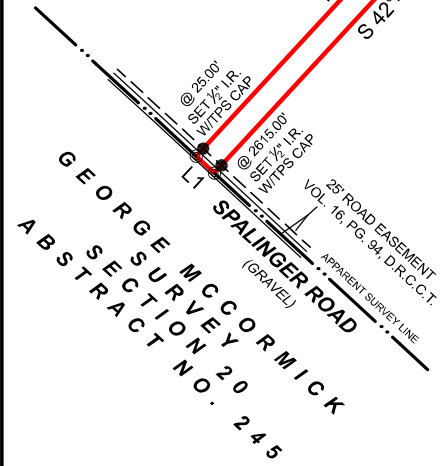
**TRACT 13**  
13.264 ACRES  
PORTION OF  
HAWTHORNE LAND, LLC  
CALLED 317.534 ACRES  
VOL. 1121, PG. 982  
O.P.R.C.C.T.

REMAINDER OF  
HAWTHORNE LAND, LLC  
CALLED 317.534 ACRES  
VOL. 1121, PG. 982  
O.P.R.C.C.T.

**POB**  
SET 1/2" I.R.  
W/TPS CAP  
N:13,786,286.03  
E:2,845,956.11



**WELLS THOMPSON**  
SURVEY  
SECTION 14  
ABSTRACT NO. 704



**GENERAL NOTES:**  
1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

**BOUNDARY SURVEY**  
BEING AN 13.264 ACRE TRACT OF LAND SITUATED IN THE G. H. & H. R. R. CO. SURVEY, SECTION 21, ABSTRACT NUMBER 248, COLORADO COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 317.534 ACRE TRACT DESCRIBED IN INSTRUMENT TO THE HAWTHORNE LAND, LLC, RECORDED IN VOLUME 1121, PAGE 982, OF THE OFFICIAL PUBLIC RECORDS OF COLORADO COUNTY, TEXAS (O.P.R.C.C.T.), SAID 13.264 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

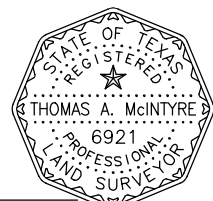
THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48089C0500D AND NO. 48089C0500D, BOTH HAVING AN EFFECTIVE DATE OF 02-04-2011.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

ADDRESS.....SPALINGER ROAD, EAST BERNARD, TX, 77435  
SURVEY.....G.H. & H. RR. CO. SECTION 21, A - 248  
SUBJECT.....13.264 ACRES  
COUNTY.....COLORADO

*Thomas A. McIntyre*  
Registered Professional Land Surveyor No. 6921



**PROJECT 42155\_TRACT 13\_13.264 ACRES**  
FIELD DATE 04-28-2026  
DRAWN BY CSP  
CHECKED BY ZEH  
FIELD CREW SMP  
REV 1 05-20-2026  
REV 2  
REV 3  
REV 4

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